



Memorandum

To: City Council
From: Bill Mettee, Planning and Zoning Administrator
Date: June 10, 2020
Subject: Memo on Commercial Design Guidelines

City Council Members:

Currently, the City has no design guidelines for commercial or residential structures. While the newer commercial buildings have done a good job incorporating designs and materials into their buildings, it might be helpful to have something coded.

The City of Oskaloosa adopted their commercial design guidelines last year and while they're not *too* stringent, they do set a standard for minimum guidelines when building new structures – something we can bring to Knoxville.

Metal-sided pole barn structures have their place, but it seems to be too common a proposal here in the City limits without some type of architectural design or material to spruce it up. The attached was some what Oskaloosa adopted with some changes that were discussed with P&Z and to reflect Knoxville.

We don't get many applications for new commercial structures, or even remodels to existing buildings, but having some code on hand should prove helpful for existing business owners and potential new business owners coming to Knoxville.

Regards,

Bill Mettee
Planning & Zoning Administrator



City of Knoxville

Building Materials & Design Guidelines

Effective TBD

The City Council passed Ordinance ##### on MM/DD/YYYY which established building materials and design guidelines for the City of Knoxville. These guidelines apply to new development, construction or improvement of a building or property under the following circumstances:

- A. Applicable Land Use Types:** All land use types except residential containing less than three dwelling units and located within an applicable zoning district.
- B. Applicable Zoning Districts:**
 - a. C-1 Residential – Commercial District
 - b. C-2 General Commercial District
 - c. C-3 Planned Commercial Development District
 - d. C-4 Central Business District
 - e. M-1 Service Commercial / Limited Industrial District
- C. Applicable Buildings:** All principal use buildings and any accessory use building over ### square feet
- D. Applicable Building Facades:** Any building façade which predominately faces a street. Buildings with multiple streets or skewed placement shall apply these guidelines to all facades which predominately face a street

BUILDING MATERIALS

- A. Acceptable Wall Materials:** All exterior wall materials exposed to view on a street-facing façade shall consist of one or more of the following:
 - 1. Brick
 - 2. Stone, natural or manufactured
 - 3. Block or Concrete Masonry Units, Textured/Non-Smooth Finish
 - 4. Tile, Glazed Porcelain
 - 5. Concrete

6. Glass Panels or Block
7. Structural Wood or Metal
8. Siding, Natural Wood, Engineered Wood, Fiber Cement or Masonry Planks / Panels
9. Stucco, Synthetic Stucco or Exterior Insulation and Finish System (EIFS)
10. Architectural / Decorative Metal Panels with Concealed Fasteners

Prohibited Wall Materials:

- 1. Vinyl and Metal Siding**
- 2. Corrugated Metal, Fiberglass or Vinyl Panels. Prefinished Metal, Vinyl and Fiberglass may be used on Canopies, Fascia, Soffit, Trim and Upper Accents.**